

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 84-13 AS AMENDED

Introduced by Council President Hardwicke at the request of the County Executive

Legislative Day No. 84-8 Date March 13, 1984

AN ACT to add new Subsections (10) (i) and 12 to Subsection 25-6.3 (c), of Section 25-6, and to repeal and re-enact with amendments Subsection 25-6.3 (c), 3, 6, 10, all of Section 25-6, heading, District Regulations, and to repeal and re-enact with amendments Subsection 25-7.1 (b), of Section 25-7, heading, Special Development Regulations, of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended; to amend the specific regulations applicable to residential development in the Urban Residential Districts; and to specify the review process applicable to Housing for the Elderly developments.

By the Council, March 13, 1984

Introduced, read first time, ordered posted and public hearing scheduled

on: April 10, 1984

at: 6:30 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on April 10, 1984 and concluded on May 8, 1984.

Angela Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council of Harford County,
2 Maryland, that Subsection 25-6.3 (c), 3, 6, 10, and new Subsec-
3 tions 10 (i) and 12 of Subsection 25-6.3 (c), of Section 25-6,
4 heading, District Regulations, and Subsection 25-7.1 (b), of
5 Section 25-7, heading, Special Development Regulations, of Article
6 II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the
7 Harford County Code, as amended, be, and they are hereby added,
8 repealed and re-enacted with amendments, all to read as follows:
9 Article II. Zoning Code.

10 Chapter 25. Zoning.

11 Section 25-6.3. Requirements for Specific Districts.

12 This section sets forth the requirements for specific
13 districts and includes the minimum lot area, area per dwelling or
14 family unit, parcel area, lot width, yards, setbacks and maximum
15 building height allowed for uses permitted for each district.

16 Uses permitted under the Special Development Regulations shall
17 also comply with the requirements contained in Section 25-7
18 (Special Development Regulations).

19 (c) R1, R2, R3 and R4 - Urban Residential District.

20 (3) Specific Regulations. The following uses are
21 permitted, subject to the additional requirements below:

22 b. Urban residential uses with densities ranging
23 from 1.8 to 14.0 dwelling units per gross acre (du/ga) except
24 high-rise apartment dwellings which may be developed to a maximum
25 density of 30.0 dwelling units per gross acre (du/ga). The
26 permitted density of development, the permitted dwelling unit
27 types and design requirements shall depend upon whether the
28 development is designed as a Conventional Development, Conven-
29 tional Development with Open Space (COS) or Planned Residential
30 Development (PRD).

1. Conventional Development. Conventional residential development shall be permitted as of right in all urban residential districts.

2. Conventional Development with Open Space (COS) and Minimum Parcel Area. Conventional Development with Open Space shall be developed in accordance with the provision of Section 25-7 (Special Development Regulations). The COS shall be permitted in all Urban Residential Districts. The minimum parcel areas (MPA) required shall be as follows:

District	MPA
R1	15 acres
R2	[15] 10 acres
R3	[10] 5 acres
R4	[10] 5 acres

3. Planned Residential Development (PRD) [and Minimum Parcel Area]. The PRD shall be developed in accordance with the provisions of Section 25-7 (Special Development Regulations). The PRD shall be permitted only in R3 and R4 Districts. [The minimum parcel area (MPA) required shall be as follows:

District	MPA
R3	10 acres
R4	5 acres]

6. Building Block Length. The maximum length of a building block shall not exceed the following:

Building Block Type	Max. Length Without Offset	Max. Length With Offset
	(feet)	(feet)
Townhouse Dwelling	75	160
Row Duplex Dwelling	75	160
Garden Apartment Dwelling	120	300
Mid-Rise Apartment Dwelling	100	300
High-Rise Apartment Dwelling	100	200

To exceed the maximum building block lengths provided herein, any building [length in excess of one hundred (100) feet of building] shall be subject to the following additional off-sets for each one hundred (100) feet or portion thereof:

1	[Height of Building	Minimum Offset (feet)
2	2 Story	4
3	3 Story	8
4	4 Story or more	12]
5	HEIGHT OF BUILDING	MINIMUM
6	1 AND 2 STORY	SUM OF OFFSET
7	3 STORY	13 INCHES
8	4 STORY OR MORE	4 FEET
9		8 FEET
10		12 FEET

10. Variation in Townhouse Width. The IN THE
R3 AND R4 DISTRICTS, THE permitted width of a townhouse dwelling
may be reduced by a maximum of four (4) feet for not more than
twenty-five-(25) FIFTY (50) percent of [dwelling] TOWNHOUSE units
in any [building block] DEVELOPMENT. IN THE R2 DISTRICT, THE
PERMITTED WIDTH OF A TOWNHOUSE DWELLING MAY BE REDUCED BY A
MAXIMUM OF FOUR (4) FEET FOR NOT MORE THAN TWENTY-FIVE (25)
PERCENT OF TOWNHOUSE UNITS IN ANY DEVELOPMENT.

(i) WHERE NARROWER TOWNHOUSES ARE PROVIDED, LOT SIZES,
NOT YARD SIZES OR SETBACKS, MAY BE REDUCED PROPORTIONALLY. SUCH
UNITS SHALL BE INTEGRATED INTO THE OVERALL DESIGN OF THE TOWNHOUSE
DEVELOPMENT AND SHALL BE INTERMIXED WITH OTHER TOWNHOUSES
THROUGHOUT THE DEVELOPMENT.

11. PERMITTED DWELLING UNITS BY LOT. TYPES
OF DWELLING UNITS (FOR EXAMPLE, TOWNHOUSE, LOT LINE, SINGLE FAMILY
DETACHED) SHALL BE PERMITTED ONLY ON LOTS FOR WHICH SPECIFIC
APPROVAL IS GRANTED DURING SUBDIVISION REVIEW. WHERE NO DWELLING
UNIT TYPE IS SPECIFIED, ONLY SINGLE FAMILY DETACHED UNITS SHALL BE
PERMITTED.

Section 25-7. Special Development Regulations.

Section 25-7.1. Purpose and Approval.

(b) Approvals.

Conventional Developments with Open Space (COS) AND
HOUSING FOR THE ELDERLY shall be subject to the approval of the
Zoning Administrator. The location on a parcel or portion thereof
for an integrated community shopping center shall be subject to an
approval by the board under Section 25-3.3 (Board of Appeals).

1 The development plans for integrated community shopping centers,
2 at locations that have been approved as provided above, shall be
3 approved by the Zoning Administrator in accordance with Section
4 25-7 (Special Development Regulations). All other projects
5 authorized within this section shall be subject to approval of the
6 board pursuant to Section 25-3.3 (Board of Appeals). Prior to
7 approval by the board, the board shall determine that the proposed
8 project complies with the development and design standards set
9 forth herein and is consistent with the purpose of this section
10 and the limitations, guides and standards noted in Section
11 25-3.3(i).

12 (1) The Board shall consider the report of the Zoning
13 Administrator regarding the project's compliance with this section
14 upon the applicant's submission of information as required in
15 Section 25-3.6(b) (Concept Plan).

16 (2) The Zoning Administrator may approve modification or
17 amendment of the project plan after Board approval upon a finding
18 that the modification or amendments comply with the requirements
19 of this section.

20 Section 2. And Be It Further Enacted, that this act shall take
21 effect sixty (60) calendar days from the date it becomes law.

22 EFFECTIVE: July 17, 1984
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TABLE 5. Design Requirements for Specific Uses / R2—URBAN RESIDENTIAL DISTRICT

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Side Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements	5 acres		100	200	50	40	80	30
Institutional	2 acres		50	100	50	40	80	30
Natural Resources	2 acres		50 bldg.					35
Residential: Conventional								
Single Family Detached	10,000			70	35	10	40	35 or 3 stories
Residential: COS								
Single Family Detached	7,500			65	30	10	35	35 or 3 stories
Lot Line	7,000			60	30	0 to 5	35	35 or 3 stories
Semi-Detached	6,500			55	30	0 and 15		35 or 3 stories
Duplex	12,000	6,000		80	30	15	40	35 or 3 stories
Residential: COS								
Patio/Court/Atrium	6,000			55	30	0	30	20 or 1 story
Townhouse*	[2,300] 2,400			24	30	0	40	35 or 3 stories
Transient Housing	15,000	3,000		100	35	10	40	35 or 3 stories
TCU	5 acres		200	200	100	80	80	30

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Section 25-5 through 25-8.

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TABLE 6. Design Requirements for Specific Uses / R3—URBAN RESIDENTIAL DISTRICT

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements	5 acres		100	200	50	40	80	30
Institutional	2 acres		50	100	50	40	80	30
Natural Resources	2 acres		50 bldg.					35
Residential: Conventional								
Single Family Detached	7,500			50	25	10	35	35 or 3 stories
Residential: COS and PRD								
Single Family Detached	6,000			55	25	8 total of 20	30	35 or 3 stories
Lot Line	5,000			50	25	0 to 5 total of 15	30	35 or 3 stories
Semi-Detached	5,000			50	25	0 and 15	30	35 or 3 stories
Duplex	9,000	4,500		70	25	15	35	35 or 3 stories
Patio/Court/Atrium	4,000			40	25	0	25	20 or 1 story
Townhouse	[2,200] 1,800			18	25	0	40	35 or 3 stories
Townhouse-PRD ONLY	[2,000] 1,800			18	25	0	40	35 or 3 stories
Multiplex	10,500	3,500		70	30	25	30	30 or 12 stories
Row Duplex	6,000	3,000		22	30	0	40	40 or 4 stories

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Section 25-5 through 25-8.

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TABLE 7. Design Requirements for Specific Uses / R4—URBAN RESIDENTIAL DISTRICT, continued

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area per Dwelling or Family Unit (sq. ft.)	Minimum Side- or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Blk. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Ratio/Court/Atrium	3,000			40	25	0	20	20 or 1 story
Townhouse	[2,000] 1,800			18	25	0	40	35 or 3 stories
Townhouse-PRD ONLY	1,800			18	25	0	40	35 or 3 stories
Multiplex	7,500	2,500		55	25	25	25	30 or 2 stories
Row Duplex	5,000	2,500		20	30	0	40	40 or 4 stories
Garden Apartment	7,200	1,800		110	30	20	30	35 or 3 stories
Mid-Rise Apartment	12,800	1,500		120	30	20	30	45 or 3 stories
High-Rise Apartment	12,800	1,200		100	35	30	35	80
Mobile Home Development	10 acres	4,500	50	20	20	10 Total of 20	20	20 or 3 stories
Transient Housing	15,000	3,000		100	30	10	30	35 or 3 stories
TCU	5 acres		200	200	100	50	50	30

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Section 25-5 through 25-8.

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BY THE COUNCIL

AS AMENDED

BILL NO. 84-13 (as amended)

Read the third time.

Passed LSD 84-15 (May 15, 1984) (with amendments)

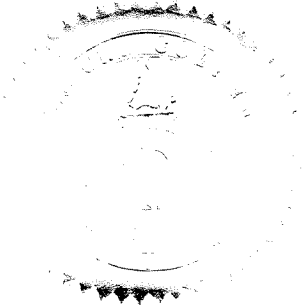
Failed of Passage _____

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 16th day of May, 1984
at 3:00 o'clock P.M.

Angela Markowski, Secretary



BY THE EXECUTIVE

APPROVED:

[Signature]
County Executive

Date 5-18-84

BY THE COUNCIL

This Bill (No. 84-13, as amended), having been approved by
the Executive and returned to the Council, becomes law on
May 18, 1984.

Angela Markowski, Secretary

EFFECTIVE DATE: July 17, 1984

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AS AMENDED